



SILVER SPRING URBAN DISTRICT ADVISORY COMMITTEE

January 9, 2012

Honorable Ike Leggett
Executive Office Building
101 Monroe Street, 2nd Floor
Rockville, MD 20850

Re: Zoning Text Amendment 11-06 (the "ZTA")

Dear County Executive Leggett,

The Silver Spring Urban District Advisory Committee after careful consideration has unanimously voted to support the referenced ZTA, which will allow additional building height in certain locations in Fenton Village. The ZTA is scheduled for a public hearing on January 17, 2012 and we ask that this letter be included in the public hearing record.

The ZTA is essential for the proposed redevelopment of the First Baptist Church property at the intersections of Fenton Street, Wayne Avenue and Bonifant Street with a mixed-use residential and retail building and a new Church for the First Baptist congregation. This block of Fenton Street is a critical link to make Fenton Village a successful mixed-use corridor anchored by the new Public Library and future Purple Line Station across Fenton Street from the project. Moreover, the project will allow the First Baptist congregation to remain in downtown Silver Spring, where they have been for some 80 years, while also revitalizing the property with new retail uses, new homes and new public amenity spaces.

The project's developers have worked closely with the adjacent residential communities to design the mixed-use building with lower heights along Bonifant Street to provide a more compatible transition to the adjacent single-family residential neighborhood. In order to accomplish this transition, and to provide sufficient residential and retail density to create a vibrant project that activates the block, additional height is required for portions of the mixed-use building along Fenton Street and Wayne Avenue.

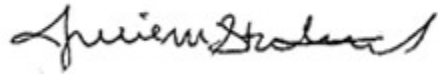
Silver Spring Urban District Office
8110 Georgia Avenue, 3rd floor, Silver Spring, MD 20910
240-773-0280

www.montgomerycountymd.gov *silverspringdowntown.com

Additional height at this location is appropriate given the greater heights allowed for existing and proposed development in the other quadrants of the Wayne Avenue and Fenton Street intersection. We commend the developer and the residents for working together to make this a viable project for the CBD.

For these reasons, we urge you to support the ZTA and the redevelopment of this important property in downtown Silver Spring.

Sincerely,

A handwritten signature in dark ink, appearing to read "Julie M. Statland". The signature is fluid and cursive, with a long horizontal stroke at the end.

Julie M. Statland
Committee Chair

cc: Francoise Carrier, Planning Board Chair, M-NCPPC
cc: Honorable Roger Berliner